

PURCHASE MONEY  
DEED OF TRUST

This form is used in connection  
with deeds of trust insured under  
the one- to four-family provisions  
of the National Housing Act.

Rec'd for Record Nov 17 1978 At 3:40 clk 1 Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED, made this 17th day of November, 19 78, by and between  
Joseph G. Peisinger and M. Brenda Peisinger, his wife  
party of the first part and William S. Steed and Charles M. Janes, Trustee,  
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto Steed Mortgage Company

, a corporation organized and existing  
under the laws of Maryland, in the principal sum of Fifty-Six  
Thousand, Three Hundred ----- Dollars (\$ 56,300.00 ----- ), with interest from  
date at the rate of Nine and One-Half ----- per centum (9 1/2 ----- %) per annum on the  
unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even  
date herewith and payable in monthly installments of Four Hundred Seventy-Three & 40/100 -----  
----- Dollars (\$ 473.40 ----- ), commencing on the first day  
of January -----, 19 79, and on the first day of each month thereafter until the principal and in-  
terest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on \* 17.00  
the first day of December ----- 2008

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon,  
when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including  
reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby  
secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter  
mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from  
the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the  
premises, and of one dollar, lawful money of the United States of America, to them

in hand paid by the party of the second part, the  
receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and  
does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described  
land and premises, situated in the County of Frederick and State of Maryland, known and distinguished as

All that lot or parcel of land situate, lying and being in Buckeystown Election  
District and being described as follows: BEGINNING for the same at a point 100' from  
the Northeast corner of the property line of the whole farm as acquired in a Deed from  
Charles A. Walter and Nellie B. Walter, his wife, to T. Maynard Kling, et al, dated  
August 26, 1958 and recorded in Liber 605, Folio 18, one of the Land Records of Fred-  
erick County, Maryland, and running thence along the West side of Ballenger Creek  
Road in a Southerly direction a distance of 200', thence in a Westerly direction par-  
allel with the East property line a distance of 200' thence in a Northerly direction  
parallel with Ballenger Creek Road a distance of 200', thence in an Easterly direction  
parallel with the second line herein 200' to the West side of Ballenger Creek  
Road and the point of beginning, containing 36,490 square feet of land, more or less.

BEING all and the same real estate as described and conveyed in a Deed from  
G. Edward Dwyer, Jr. and Peggy A. Dwyer, his wife, to Joseph G. Peisinger, Sr. and  
M. Brenda Peisinger, his wife, of even date herewith and intended to be recorded  
among the Land Records of Frederick County, Maryland, immediately prior hereto or  
simultaneously herewith.

The following chattels are part of this security: range, fireplace equipment  
all air conditioners.

In the event this loan is not insured/guaranteed by the FHA/HUD within ninety (90)  
days after settlement, the entire loan may be declared due and payable at the option  
of the lender.

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or  
in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, Mortgagors, Grantors or parties of the first part (whichever applies) certify and  
acknowledge that prior thereto they have received both a fully executed agreement as to the contractual rate of interest and  
a loan disclosure statement in connection with the loan secured hereby both as required by Article 49 of the Annotated Code  
of Maryland.

TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and  
assigns

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party  
of the first part, or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof,  
to take, have, and apply to and for their sole use and benefit, until default be made in the  
payment of any manner of indebtedness hereby secured or in the performance of any of the covenants as hereinafter  
provided.

AND upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein  
provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale  
hereinafter provided for to release and reconvey the said described premises unto the said party of the first part or assigns, at  
their cost. Prior to the execution and delivery of any partial or complete release, each trustee  
shall be entitled to charge and receive a fee of \$5.00, plus 50 cents for Notary's fee, for each release. The right to charge and  
receive said fee shall be limited to two Trustees.